

From: [Lupe Montes](#)
To: [Scanlon, Amy](#); [Martin, Al](#); [Fruhling, William](#)
Subject: Downtown: Webster Appartment proposal -Rouse Steering Committee
Date: Sunday, August 04, 2013 12:05:47 PM

Webster Apartment proposal –Rouse Steering Committee
Comment on ideal and on projected proposal

The Lamp House is an important element of the city's heritage as well as to the nation's architectural heritage. It is important to heritage tourism in the downtown core. The house was designed by world-class architect Frank Lloyd Wright, built in 1904 and its plan was adapted in no less than 25 other Wright-designed buildings.

The Steering Committee feels that the DR1 zoning designation was chosen intentionally for the parcels on this block to maintain a traditional residential scale appropriate to the context for the Lamp House which is a designated Landmark and is listed on the National Register of Historic Places.

The Steering Committee feels that there's hasn't been sufficient discussion of alternative concepts that meet the current zoning code but allow sufficient flexibility for redevelopment. Alternative concepts could include rehabilitation of existing houses, new construction with different massing than has been presented thus far.

The Steering Committee requests additional written description that would support what the developer has been proposing. We would like to see a more detailed landscaping plan that shows scale-appropriate screening between the proposed construction and the Lamp House.

We respectfully request a physical model of the entire block to help with the comprehension of the proposal's impact on the block as a whole.

The Steering Committee feels that planning for block as a whole is critical. We are aware there has been a proposal initiated for the Pahl Tire site, one house on Webster St. is being orphaned and that there will likely be proposals for houses on Mifflin St. Although the owner has not made his/her intentions known, all these potential changes raise the question of whether a lack of comprehensive planning for the block will diminish the Lamp House as a point of contact with our own local history or its attraction to visitors to our downtown. The Steering Committee is concerned about future development around the Lamp House that could enshroud it

We found the design team to congenial and responsive to the Steering Committee suggestions. We haven't seen detailed renderings depicting how the new construction will relate to the Lamp House.

Thank you for taking the time to read. Please keep in mind I (the chair) is fairly new on submitting these comments to the respectful commissions.

Regards,
Lupe Montes
Steering Chair
James Madison Park resident